

# 1 MILHÃO DE CASAS

## 1 MILLION HOUSES

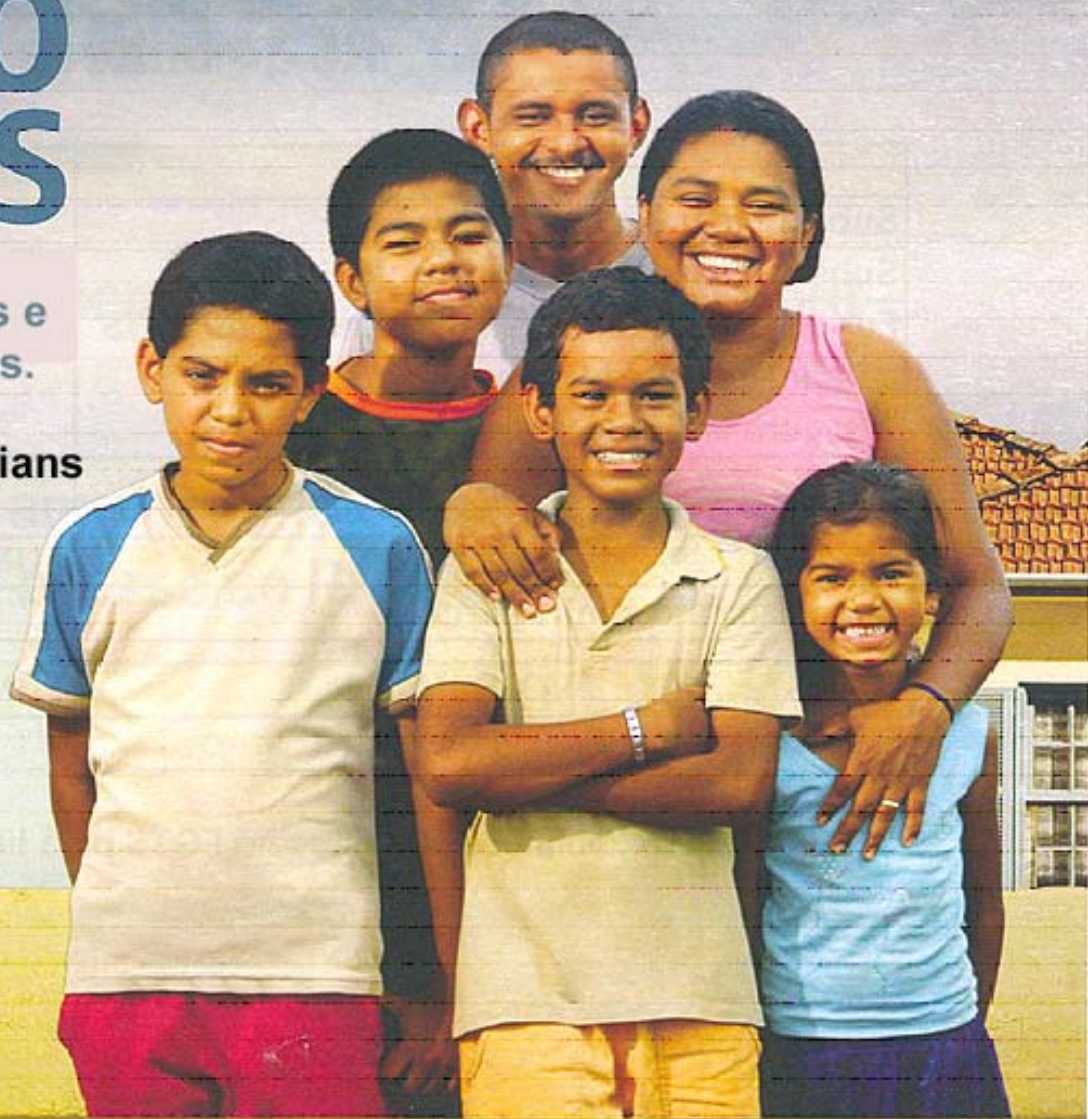
Crédito, emprego, benefícios e  
esperança para os brasileiros.

Credit, employment,  
benefits and hope for Brazilians



**Minha Casa  
Minha Vida**

My house, My life



## **PROGRAM'S GOAL**

**To allow the access to 1 million housing by families with income of up to 10 Minimum Salaries**

**(10 minimum salaries = R\$ 4,650.00 – US\$ 2,325)**

- Families with income of up to 3 minimum salaries – significant increase of the allowance for houses of social interest
- Families with income of up to 6 minimum salaries– Significant increase of the allowance in financing
- Families with income of up to 10 minimum salaries– incentive to purchase a house with reduction of insurance costs and access to the guarantor fund

## EXPANSION OF THE ACCESS TO ONE'S OWN HOUSE

- More allowance for low income
- More access to financing by FGTS
- Reduction of financing risk
- Reduction of the insurance premium– MIP and DFI

	0 to 3 minimum salaries	3 to 6 minimum salaries	6 to 10 minimum salaries
Allowance for Social Interest Housing	X		
Financing allowance	X	X	
Guarantor fund	X	X	X
Reduction of Insurance Amount	X	X	X

# FAMILY INCOME OF UP TO 10 MINIMUM SALARIES

## Allowances per Income Range

<b>LOCAL/ FAMILY INCOME</b>	<b>Up to 3 Minimum Salaries (R\$ 1,395; US\$ 700)</b>	<b>4 Minimum Salaries (R\$ 1,860; US\$ 930)</b>	<b>5 Minimum Salaries (R\$ 2,325; US\$ 1,170)</b>	<b>6 Minimum Salaries (R\$ 2,790; US\$ 1,400)</b>
<b>District Federal and municipal districts included in the metropolitan regions of the States of RJ and SP</b>	<b>23,000.00</b>	<b>16,000.00</b>	<b>9,000.00</b>	<b>2,000.00</b>
<b>Municipal Districts with population from 100 thousand inhabitants on, other State capitals and metropolitan regions not included in the above mentioned table or development integrated regions.</b>	<b>17,000.00</b>	<b>10,000.00</b>	<b>3,000.00</b>	<b>2,000.00</b>
<b>Municipal districts with population between 50 and 100 thousand inhabitants, not included in metropolitan regions or development integrated regions.</b>	<b>13,000.00</b>	<b>6,000.00</b>	<b>2,000.00</b>	<b>2,000.00</b>

## **FAMILY INCOME OF UP TO 10 MINIMUM SALARIES**

### **MAXIMUM AMOUNT OF THE REAL ESTATE**

<b>Municipal District</b>	<b>Amount</b>
<b>Metropolitan Regions in SP, RJ and DF</b>	<b>R\$ 130 thousand; US\$ 65 thousand</b>
<b>Municipal Districts with more than 500 thousand inhabitants and other State Capitals and their bordering Municipal Districts</b>	<b>R\$ 100 thousand; US\$ 50 thousand</b>
<b>Other Municipal Districts</b>	<b>R\$ 80 thousand; US\$ 40 thousand</b>

## **FAMILY INCOME OF UP TO 10 MINIMUM SALARIES**

### **GUARANTOR FUND FOR POPULAR HOUSING**

- **Federal Government's Investment: R\$ 2.0 billion**
- **Coverage: During the effectiveness of the Agreement**
- **Settlement of installments in case of unemployment and loss of income:**
  - Up to 5 Minimum Salaries - up to 36 installments
  - 5 to 8 Minimum Salaries— up to 24 installments
  - 8 to 10 Minimum Salaries – up to 12 installments
- **Acquittance of the debit balance in case of death or permanent disability**
- **Payment of expenses with real estate recovery, in case of physical damages.**

# **MINHA CASA, MINHA VIDA (MY HOUSE, MY LIFE) ADVANCES IN RIO DE JANEIRO**

It is critical the integration of the three governments (Municipal, State and Federal) with the effective participation of the private sector. The Municipal Government of Rio de Janeiro started with six important actions:

- Internal regulation ordering that the Architecture Projects for the Program are approved within no later than 20 days, being the Urbanism Secretary responsible for organizing a group with all involved sectors;
- Bill providing exemption of ISS (Services Tax) and ITBI (Real Estate Transfer Tax) of real estates applicable to the range of up to 3 minimum salaries and a 50% discount for the range between 3 and 10 minimum salaries;



- Bill providing the release of overdue IPTU (Urban Property's Tax) of preserved and cleared real estates in the north and center zones of the City that are transformed of economic-type housing (retrofits), re-using about 5 thousand real estates, many big houses, which, due to the fact they have a high wall footprint, they can have up to four floors of connecting bedrooms, studios, apartments of one up to 2 living rooms and other real estates, where most of which are cleared, and, as a rule of thumb, business properties, which will be adjusted;
- Bill extending a Law (No. 40) throughout the City, which provides a series of incentives to the construction of economic-type houses, which was only applied to the West zone and now will be valid in any City District;
- Enrollment at a unified level accomplished by the Municipal Housing Office inside large plants that have a high number of employees, covering the income range of up to 3 and between 3 and 10 minimum salaries. Companies such as GERDAU, CSA, CASA DA MOEDA, MICHELIN, VALE SUL AND CSN, and 40 other companies, which amounts to about 50 thousand employees that work in several shifts and are not able to enroll out of the company;



- Setting of 20 fixed stations spread throughout the city, mainly at places of big agglomerations, in order to enroll all the ranges, with customized service, simulations made immediately and advising about the Program to the population.

The unified qualified enrollment will also cover the updates of old enrollments and, also, of the bodies of the social security and private pension funds, and military forces and of the State bodies, and it expects to reach 600 thousand people, what will make easy the definition and performance of enterprises by the private sector.

**Note: Copies of the Bills may be provided upon request to the SINDUSCON-RIO.**

# **SINDUSCON-RIO**

## **INTRODUCTION**

SINDUSCON-RIO (Civil Construction Industry Union for the state of Rio de Janeiro) is the oldest entity in the country (Rio de Janeiro was the Republic's capital when it was founded) and it completed 90 years on September 1st, 2009, in an event that was attended by the Republic's President, Luiz Inácio "Lula" da Silva.

SINDUSCON-RIO gathers private companies, construction companies, engineering companies and service renderers in the realm of civil construction of buildings and commercial, industrial and infrastructure projects. Currently, there are 300 associated companies of small, medium and large sizes. SINDUSCON-RIO offers:

- Representation of the enterprise class whether they are construction companies, engineering companies or service renderers, of any size, before Municipal, State and Federal Public Authorities, defending the sector's interests;
- Legal representation of the economic category in the negotiations with the Workers Union, aiming at regulating the capital/work ratio through a balanced Joint Convention of Work, establishing rights and duties of Employers and Employees, which are key conditions for a respectful and cooperative relationship between them;

- Monthly monitoring of construction costs in Rio de Janeiro and calculation of the Basic Unit Cost<sup>[1]</sup> in accordance with Regulation Standard NBR 12721/2006 of the Brazilian National Standards Association<sup>[2]</sup>, as determined by the Law of Real Estate Incorporations number 4591/1964. In this Law, the Basic Unit Cost is a parameter for registering the Incorporation Brief, as well as for checking the payment of Social Security and Tax on Services;
- Participation on Union elections, entitled to voting and being voted on for the Union's Management;
- Participation in Technical Committees – regular meetings open to the participation of the Associates, for experience exchange, seeking solutions and presenting action propositions. These are: Real Estate Industry Committee, Environment and Affairs with Utility Companies Committee, Public Works and Contract Works Committee; Materials, Technology, Productivity and Quality Committee and Social Housing Committee. The companies receive the notice to take part in the meetings via e-mail;

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<sup>[1]</sup> CUB (Custo Unitário Básico)

<sup>[2]</sup> ABNT (Associação Brasileira de Normas Técnicas)

- Legal guidance regarding social security, tax payment, environment and real estate rights, including joint lawsuits for the defense of violated rights. Providing copies of Laws, decrees, temporary measures and administrative rules;
- Access to the agencies/councils with whom SINDUSCON-RIO permanently relates to: COMPUR (Municipal Council for Urban Policy), CONSEMAC (Environmental Municipal Council), FIRJAN (Rio de Janeiro's Federation of Industries), CBIC (Brazilian Council for the Construction Industry), Caixa Econômica Federal (Public Bank), Trustee Council for the Severance Pay Indemnity Fund and CNI (National Confederation of Industries);
- “Alfabetizar é construir<sup>[1]</sup>” program, which takes Basic Education to the worksites. This program has proven to increase productivity of the participating companies;
- Quality Club – The associate receives a set of information on quality management. In a partnership with SENAI-RJ (National Service of Industrial Learning), the Club enables the organization of courses for the companies interested in getting certifications from PBQP-H (Brazilian Program of Housing's Quality and Productivity);

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➤<sup>[1]</sup> Alphanetizing people is constructing.

- Economic and financial rates and indicators, which are monthly updated through the Economic Report, sent via e-mail or fax to the companies;
- Permanent communication channel through the Daily Journal, which has a summary of the main news concerning the sector and a weekly publication that has the summary of all news which are relevant to the sector;
- Lectures, seminars, workshops, annual safety and health meetings and courses are held at SINDUSCON-RIO;
- Discounts in publications, courses, and spaces' rental for events and announcements;
- Legislative Agenda – regularly updated;
- Free supply of the “Guide for preparing User Manuals and Administrator Manuals for residential and commercial buildings”;

- Events with local and foreign investors that wish to establish partnerships with local companies in enterprises and works;
- Partnerships with public institutions aiming at collaborating with suggestions for events such as: 2014 World Cup and 2016 Olympic Games. Aiming specially at urban infrastructure and sporting complexes;
- Through its site, SINDUSCON-RIO ([www.sinduscon-rio.com.br](http://www.sinduscon-rio.com.br)) provides a great deal of necessary and convenient information for everyone involved in construction;
- Organizing corporate and governmental missions for countries all over the world, as the most recent in 2007 for Mexico to improve, exchange information and experiences aiming at rationalizing constructive processes, sustainability criteria and cost reduction.



# **PILOT PROJECT FOR SUSTAINABLE POPULAR HOUSING IN *THE STATE OF RIO DE JANEIRO***

***PROJETO PILOTO DE HABITAÇÃO  
POPULAR SUSTENTÁVEL NO RIO DE JANEIRO***

**SINDUSCON-RIO  
FIRJAN  
JUNE 2009**



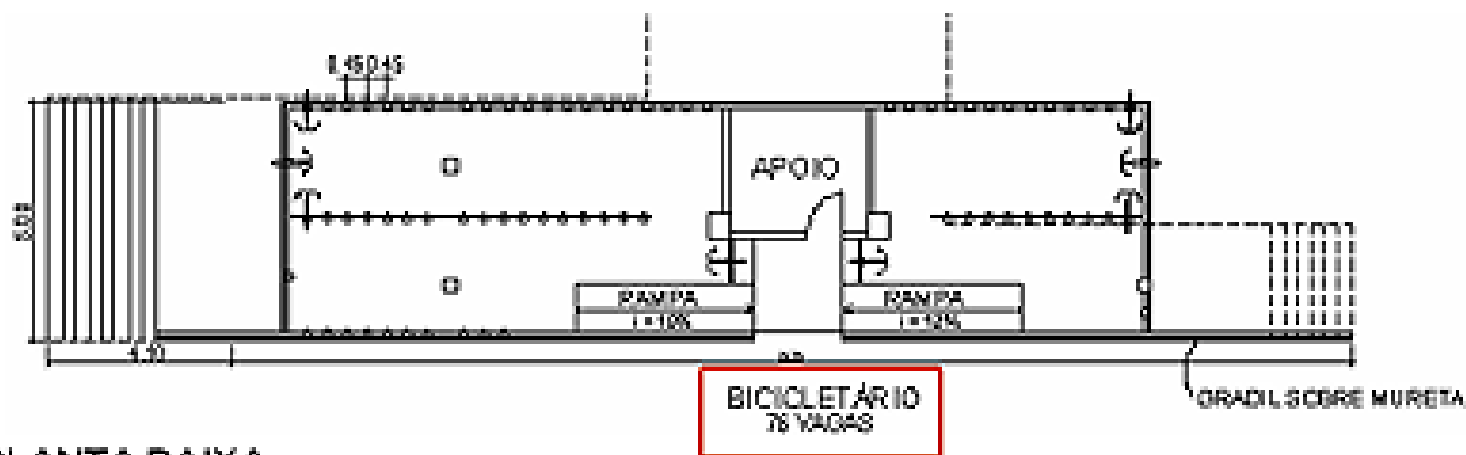
# POTENTIAL OF SMALL DISTRICTS IN RIO DE JANEIRO AND METROPOLITAN REGION

## POTENCIAL DOS MINI-BAIRROS NO RIO DE JANEIRO E REGIÃO METROPOLITANA

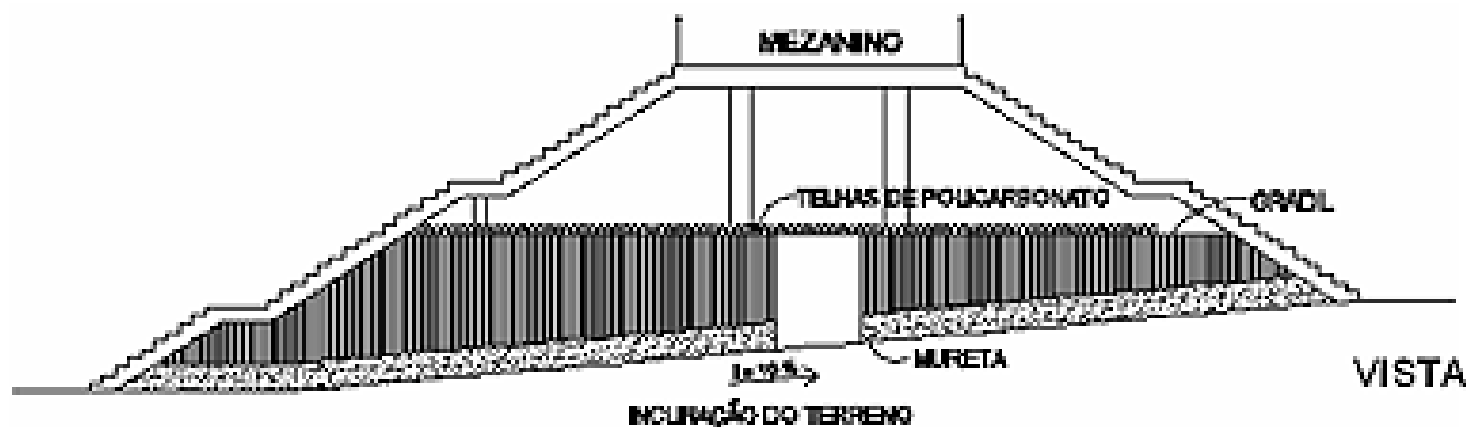


TRAIL WAY AND STATIONS WITH BIKE PARKING  
VIA FÉRREA E ESTAÇÕES COM BICICLETÁRIOS

## PROJECT OF BIKE STATION *PROJETO DE APROVEITAMENTO DE ÁREAS PARA BICICLETÁRIOS*



PLANTA BAIXA



## TYPE OF TRAIN *MODELO DE TREM*

### PRO XXI



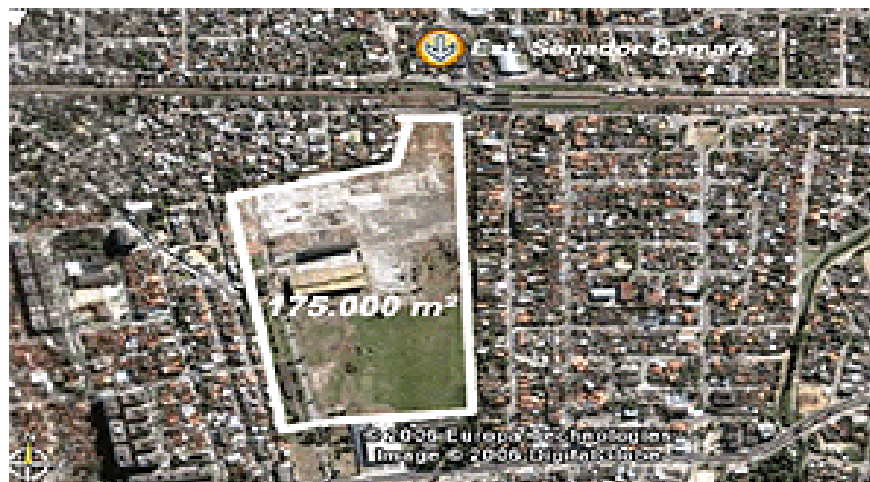
**Município: Rio de Janeiro**  
**Ramal Santa Cruz - Zona Oeste do Rio - Áreas Militares**



## DEODORO/VILA MILITAR



## SENADOR CAMARÁ



## Município: Rio de Janeiro

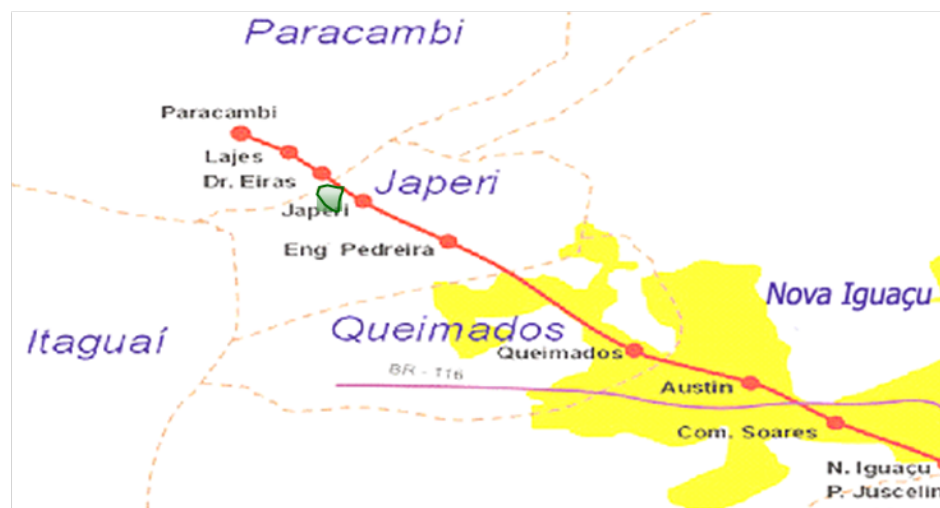
### Ramais Deodoro e Belford Roxo –Madureira/ Via Light - Reassentamento





## Município: Japeri

### Ramal Japeri - Baixada Fluminense



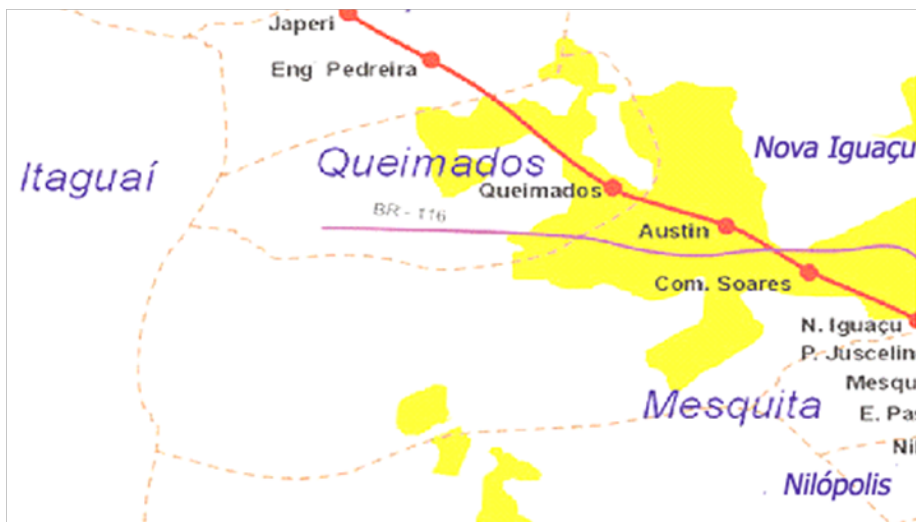


## Município: Queimados

### Ramal Japeri - Baixada Fluminense



## Município: Nova Iguaçu Ramal Japeri - Austin - Baixada Fluminense



## Município: Duque de Caxias Ramal Gramacho - Saracuruna - Baixada Fluminense



# **HOW COMPANIES FROM U.S.A., EUROPE AND ASIA CAN TAKE PART IN THE CONSTRUCTION OF HOMES OF THE PROGRAM “MY HOUSE, MY LIFE”**

## **1 - TYPES OF COMPANIES**

- COMPANIES THAT INVEST IN THE REAL ESTATE SECTOR, PURCHASING LANDS AND HIRING LOCAL CONSTRUCTING COMPANIES.**
- SUPPLIERS OF CONSTRUCTIVE PROCESSES SUCH AS: SALES OR LEASING OF PRODUCTS AS, FOR INSTANCE, MOLDS FOR THE EXECUTION OF STRUCTURAL WALLS, PREFABRICATED SLABS, ETC.**
- CONSTRUCTING COMPANIES THAT ARE EXPERIENCED IN MAKING ECONOMICAL HOMES.**



## **2 - WAYS OF INTERACTING**

**2.1 IN PARTNERSHIPS WITH BRAZILIAN CONSTRUCTING COMPANIES, THROUGH A MODERN INSTRUMENT: SPECIAL PURPOSE ENTITIES, ALSO KNOWN AS S.P.E.s. THESE ENTREPRISES ARE PUT TOGETHER FOR A SPECIFIC PROJECT AND FINISH WHEN THE CONSTRUCTION JOBS ARE OVER, THE UNITS ARE DELIVERED TO THE BUYERS AND ALL THE TAXES ALONG THE PROCESS ARE PAID. THE ONLY THING STILL MISSING WOULD BE THE OBLIGATION OF A LEGAL GUARANTEE FOR THE EXECUTED SERVICES IN ACCORDANCE WITH THE LEGISLATION. THIS GUARANTEE SHOULD BE REGARDING FOUNDATIONS, STRUCTURES, INSTALLATIONS AND FINISHINGS, WHICH WILL BE UNDER THE RESPONSIBILITY OF THE LOCAL CONSTRUCTING PARTNER.**

**THE PARTNERSHIP WITH LOCAL COMPANIES MAY VARY BETWEEN 50 AND 100% FOR EACH PROJECT. THE CONSTRUCTION WILL BE CARRIED OUT BY THE LOCAL COMPANY, AT COST PRICE, THAT IS, 10% OF MANAGEMENT FEE, WHICH IS A REASONABLE AND FEASIBLE ONE.**

## **2.2 HOW OVERSEAS PRIVATE INVESTMENT CORPORATION CAN ACT IN THE PROGRAM TOGETHER WITH AMERICAN BUSINESSMEN IN RIO DE JANEIRO**

**ALL ENTERPRISES MUST FIRST FALL WITHIN THE SCOPE OF MY HOUSE, MY LIFE PROGRAM BY THE MUNICIPAL HOUSING DEPARTMENT, WHICH ANALYZES THE LAND, ITS SURROUNDING COMMUNITY FACILITIES (STORES, SCHOOLS, TRANSPORTATION, UNIVERSITIES, POLICE STATIONS, ETC) AND THE ARCHITECTURE PROJECT. THE AFOREMENTIONED SHALL BE ACCORDING TO THE REGION'S WORKERS' INCOMES, ALREADY ASSESSED DURING THE PREVIOUS APPLICATION AND ECONOMIC FEASIBILITY STUDY. AFTER THAT, THE PROJECT WILL BE SENT TO THE MUNICIPAL DEPARTMENT FOR CITY PLANNING, TO BE APPROVED IN ACCORDANCE WITH THE LOCAL WORKS' CODE PARAMETERS.**

**THE PROGRAM HAS PRODUCTION FINANCING GRANTED BY FINANCIAL AGENTS, ESPECIALLY CAIXA ECONÔMICA FEDERAL AND BANCO DO BRASIL.**

**THIS FINANCING CAN BE OF UP TO 100% OF THE CONSTRUCTION COST AND STARTS BEING RELEASED AFTER 30% OF WORKS EXECUTED AND 30% OF SOLD UNITS, THEREFORE, THE INITIAL INVESTMENT OF THE ENTREPRENEURS IS THE LAND'S PURCHASE, 30% OF WORKS AND SALES EXPENSES AND 30% OF THE UNITS.**

**OUR TARGET AUDIENCE IS ENCOURAGED MAINLY BY THE WORKS ONGOING IN A GOOD PACE. THEY DO NOT USUALLY PURCHASE BEFORE THE WORKS START. THAT IS WHY THE PREVIOUSLY MENTIONED INITIAL INVESTMENT IS NECESSARY. AS SOON AS THE REQUIREMENTS ARE MET, THE FINANCING RESOURCES START BEING RELEASED. THE ENTREPRENEURS WILL IMMEDIATELY START RECEIVING THE RESOURCES APPLIED IN 30% OF WORKS.**

**THEREFORE, THE WAY OPIC CAN ACT, WOULD BE BY FINANCING AMERICAN AND BRAZILIAN BUSINESSMEN (SPE), FOR THE LAND'S PURCHASE, 30% OF WORKS AND SALES EXPENSES OF 30% OF UNITS (SMALL ONES), 2% DUE TO THE QUALIFIED APPLICATION HELD BY THE MUNICIPAL HOUSING DEPARTMENT.**



**WITH THESE SOLVED, WORKS BEGIN IMMEDIATELY AND SALES, TOO. IT IS IMPORTANT TO HIGHLIGHT THAT THE MAXIMUM TIME PERIOD FOR THE WORKS IS OF 13 MONTHS. ERGO, THE FINANCIAL RETURN SHALL HAPPEN IN 15 MONTHS AT MOST, AS SHOWN IN THE EXAMPLE OF A MEDIUM-SIZED ENTERPRISE, HEREIN.**

**BESIDES ADOPTING AN SPE FOR EACH ENTERPRISE, THE SPECIAL TAXATION REGIME SHALL BE USED. THIS REGIME ESTABLISHES ALL FEDERAL TAXES IN 6% OF THE TURNOVER, WHICH IS INTERESTING. THE POOL OF ASSETS AVAILABLE FOR ENCUMBRANCE SYSTEM WILL BE USED IN ORDER TO GUARANTEE ALL THE PARTIES INVOLVED, UNIT BUYERS, FINANCIAL AGENTS, ENTREPRENEURS AND PUBLIC BODIES INVOLVED IN THE PROGRAM.**

**SO, THERE ARE TWO WAYS OPIC CAN ACT: BY FINANCING THE INITIAL INVESTMENT UNTIL THE ONSET OF THE PRODUCTION FINANCING BY THE LOCAL FINANCIAL AGENT, OR BY FINANCING THE ENTIRE ENTERPRISE, IF MORE CONVENIENT, RECEIVING THE RESOURCES BACK IN THE 15TH MONTH. IN THE LATTER, THE LOCAL FINANCIAL AGENT WILL PROVIDE A GUARANTEE THAT IT WILL FINANCE THE BUYERS (25 TO 30 YEARS), THROUGH A LEGAL INSTRUMENT CALLED "RESOURCE ALLOCATION".**

### **3 - WHAT PROCEDURES SHOULD THE U.S.A. COMPANIES CONSIDER IN ORDER TO WORK IN BRAZIL THROUGH THE S.P.E.s?**

**FIRST OF ALL, THE COMPANY SHOULD OPEN A BRANCH OFFICE IN RIO DE JANEIRO (PREFERRABLY) WITH INSTITUTIONAL GUIDANCE FROM THE INTERNATIONAL BUSINESS CENTER OF THE FEDERATION OF INDUSTRIES IN RIO DE JANEIRO (FIRJAN). AFTER THAT, FOR EACH PROJECT WITH PARTNERSHIPS WITH BRAZILIANS AND FOREIGNERS, IF IT IS THE CASE, LEGAL ENTITIES (ENTERPRISES) AND/ OR INDIVIDUALS, SHOULD OPEN AN S.P.E. WITH THE SUPPORT OF FIRJAN AND SINDUSCON (RIO DE JANEIRO'S CIVIL CONSTRUCTION INDUSTRY UNION), WHICH HAS ABOUT 300 MEMBERS AND INSTITUTIONALLY REPRESENTS 2000 COMPANIES IN THE STATE. IT WILL BE UP TO THIS UNION TO PRESENT THE BUSINESS OPPORTUNITIES WITH LANDS AND PROJECTS.**

## **4 - HOW TO EVALUATE A PRESENTED BUSINESS?**

**IN THE POWERPOINT, THERE IS AN EXAMPLE OF ECONOMICAL PROJECT AROUND 3 AND 10 MINIMUM WAGES, WHICH IS VERY WELL DETAILED AND CORRESPONDS TO ABOUT 500 UNITS IN 6 VERTICAL BLOCKS WITH ELEVATORS, WHICH HAS A VERY STRONG LOCAL INDUSTRY WORKERS' DEMAND, WHO ARE QUALIFIED AND READY TO START. THERE IS ALSO A LOWER PROJECT, UP TO 3 AND 6 MINIMUM WAGES, WITH A GREAT DEMAND, WHICH COMPRISES 3 MODULES OF 500 UNITS, TOTAL OF 1500 UNITS, WHOSE PROJECT IS ADVANCED AND COULD START IN 2 MONTHS. SEVERAL OTHER PROJECTS MAY BE PRESENTED NOT ONLY IN THE CITY OF RIO DE JANEIRO AND METROPOLITAN REGION, BUT ALSO IN OTHER IMPORTANT CITIES AS VALENÇA (1000 UNITS) AND CAMPOS (5000 UNITS IN 10 MODULES OF 500) AT THE PRE-SALT AREA, WHERE THERE IS A LOT OF OIL. IT IS A GOOD IDEA TO VISIT THESE PLACES AND SINDUSCON-RIO CAN TAKE CARE OF THIS.**

## **5 - INCENTIVES FROM THE CITY HALLS, RIO DE JANEIRO'S STATE GOVERNMENT AND THE FEDERAL GOVERNMENT.**

**BESIDES THE INCENTIVES FOR THE REAL ESTATE BUYERS THROUGH SUBSIDIES IN THE PRICES, ALREADY PRESENTED IN THE INITIAL PART OF THE POWER POINT PRESENTATION, THERE ARE REGIONAL SUBSIDIES FOR COMPANIES SUCH AS REDUCTIONS IN THE SERVICES' TAXES (I.S.S.) TO ZERO IN THE RANGE UP TO 3 MINIMUM WAGES AND 50% FOR THE RANGE BETWEEN 3 AND 10 MINIMUM WAGES, REDUCTION OF TAXES ON THE CIRCULATION OF CONSTRUCTION MATERIALS' MERCHANDISE BY THE STATE GOVERNMENT AND REDUCTION OF TAXES BY THE FEDERAL GOVERNMENT. IN SHORT, MANY POSSIBLE WAYS OF REDUCING CONSTRUCTION COSTS.**

**IN RIO DE JANEIRO, THE SHORTAGE OF HOMES IS OF 800 THOUSAND UNITS AND WE HOPE TO MAKE 100 THOUSAND UNITS IN THE NEXT 2 YEARS. THE QUALIFIED REGISTRATION IS IN PROGRESS ALL OVER THE STATE OF RIO DE JANEIRO, ESPECIALLY IN THE CAPITAL, WHERE UNTIL THE END OF THIS YEAR, WE EXPECT TO HAVE AROUND 600 THOUSAND PEOPLE REGISTERED FOR THE PROGRAM “MY HOUSE, MY LIFE”, RESULT OF THE INTEGRATION AMONG MUNICIPAL, STATE AND FEDERAL POWERS AND THE PRIVATE SECTOR THROUGH SINDUSCON-RIO. THIS IS THE TIME TO INVEST IN RIO DE JANEIRO, WHICH HAS BEEN AN EXAMPLE TO BE FOLLOWED THROUGHOUT THE COUNTRY.**

# **SPECIFIC PURPOSE ENTERPRISE – SPE**

## **1 - Brief explanation about the Specific Purpose Enterprise**

The Special Purpose Enterprise, hereinafter called SPE, is a partnership with legal identity, which is made so as to perform a specific enterprise previously identified and with a limited period of time.

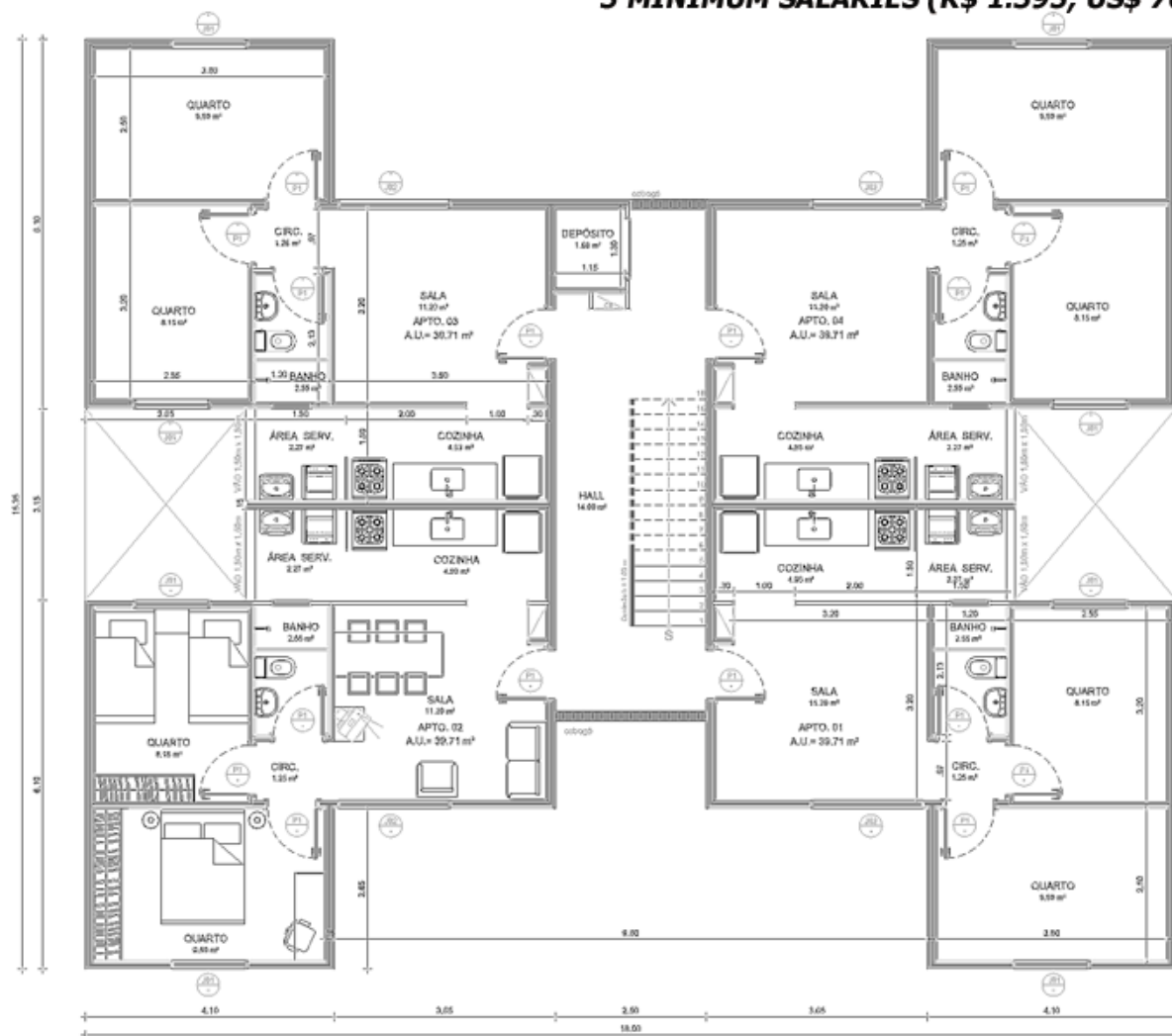
A SPE is usually necessary to make an incorporation where, for several reasons, more than one company or natural persons must be combined.

The liability of its partners will depend on the adopted partnership model, which can be a limited partnership company or a joint stock company, open or close. The latter authorized by the 2nd paragraph of the 9th Section of Law number 11.079/2004, being its participation's percentages resulting from the capital stock, occurring, in this case, joint liability. The SPE's Agreement must be registered in the Board of Trade, in our specific case JUCERJA, and it must contain the information of a business corporation, in general, besides the duration and the enterprise which is the Agreement's subject matter.

Because the SPE has a corporate capacity, it has besides its trading and judicial capacities, the asset holding capacity, which enables it to detain goods and to register them in its assets' accounts. Besides, the SPE also registers all its obligations and duties in its liabilities, whether they are contractual, partnership's or even fiscal.

MINHA CASA, MINHA VIDA  
APARTAMENTO TIPO ECONÔMICO

**MY HOUSE, MY LIFE**  
**BLOCKS OF UP TO FIVE FLOORS, WITHOUT ELEVATORS UP TO**  
**3 MINIMUM SALARIES (R\$ 1.395; US\$ 700)**



**Área 39,71m²**

QUADRO DE ESQUADRIAS		
Tipo	Vão	Local
P 01	0,80m X 3,15m	Sala, quartos e banho
J 01	1,20m X 1,25m	Quartos
J 02	1,20m X 1,60m	Sala
J 03	0,60m X 0,60m	Banho

1. Onda	4 unidades / andar
2. Onda	16 ou 20 unidades bloco
3. Onda	
4. Onda	

Pavimento TIPO

- Área de Construção = 201,63 m²
- Área privativa = 180,40 m²
- Área Comum = 21,13 m²

Planta baixa  
1/50



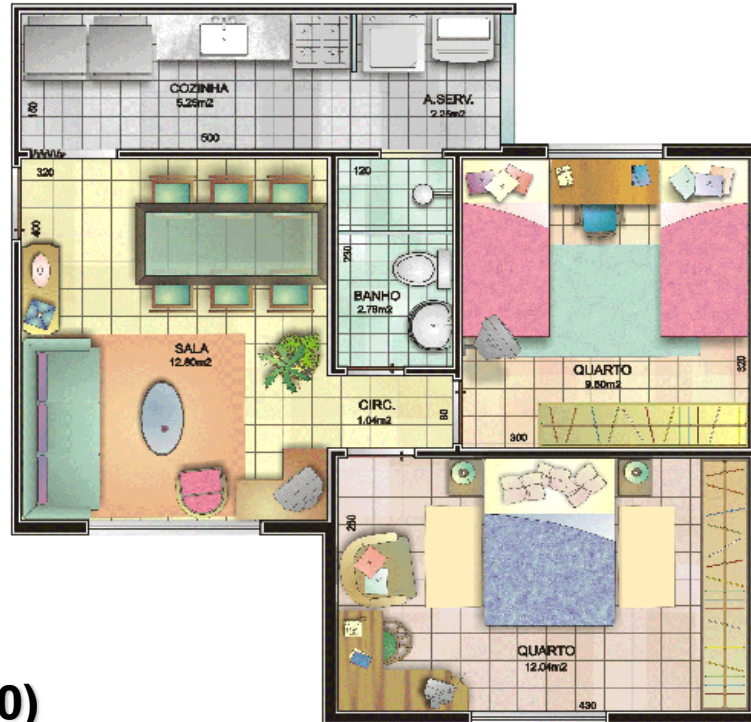
# MY HOUSE, MY LIFE

## BLOCKS OF UP TO FIVE FLOORS, WITHOUT ELEVATORS

### *BLOCOS DE CINCO PAVIMENTOS, SEM ELEVADORES*

Área útil - 45,74m<sup>2</sup>

BETWEEN 3 TO 6 MINIMUM  
SALARIES (R\$ 2.790; US\$ 1,400)



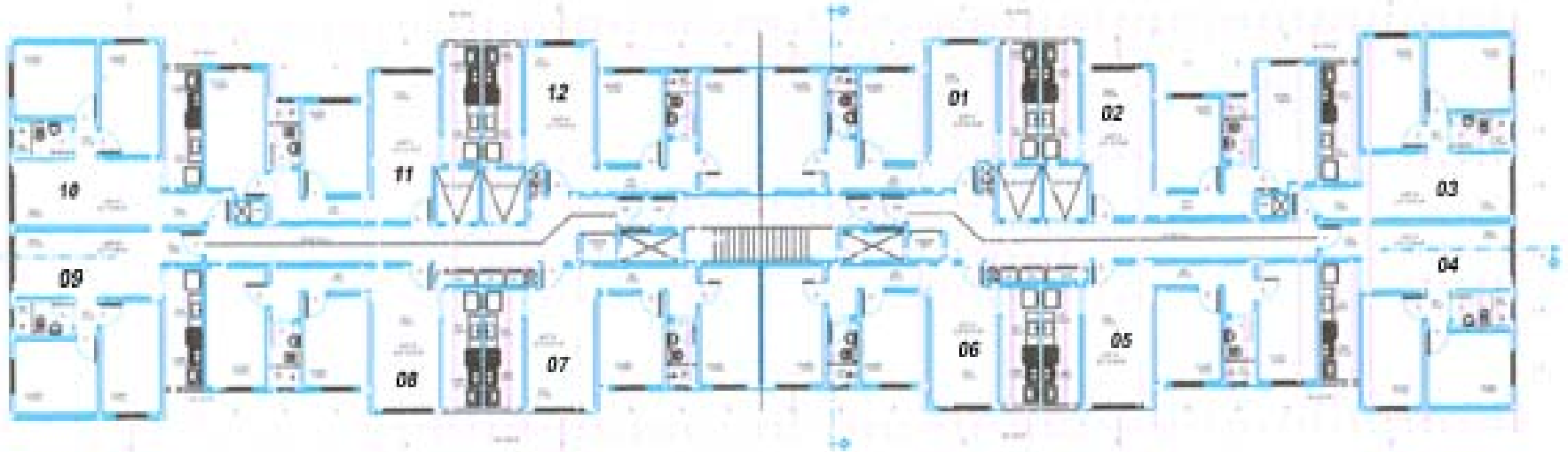
AREA UTIL = 45.74 M2  
(Todos os apartamentos são iguais)



# TYPICAL FLOOR PLAN

## My HOUSE, MY LIFE

Blocks of up 15 floors, with elevators up to  
10 minimum salaries (R\$ 4.650; US\$ 2,325)



### Private Area

01,12 – 53.34m<sup>2</sup>

02,11 – 53.59m<sup>2</sup>

03,10 – 53.23m<sup>2</sup>

04,09 – 51.66m<sup>2</sup>

05,08 – 52.40m<sup>2</sup>

06,07 – 53.07m<sup>2</sup>

# **SANTA CRUZ – REGION'S DETAILS**

## **1 - EDUCATION**

Santa Cruz has a public and private educational system that duly meets the demand for basic education. According to its city council, Santa Cruz has 53 municipal public schools that serve around 41.104 students during elementary, middle and high schools, aside from other private institutions such as Colégio Apolo XII (Rua General Olímpio, 181 and Avenida Areia Branca, 1151), Colégio Dom Otom Mota (Rua Felipe Cardoso, 323 to 329), Santa Mônica Centro Educacional (Rua Primeira, 848), among others.

However, there is a need for high schools, which is filled by state public schools and private institutions. The state schools are not enough to meet the demand, especially when it comes to technical and vocational training. Despite this fact, there is a CETEP (Largo do Bodegão, 46) on Bodegão Square that offers several high quality vocational trainings and technical courses through ETE Santa Cruz.

Higher education is very recent in the region and is taught only by private institutions. FAMA College (Faculdade Machado de Assis, Praça Marquês do Herval, 04) was the pioneer, being a local institution supported by Machado de Assis Association and arisen in the mid-nineties, teaching semi-onsite and extension graduation and post graduation courses. After FAMA, several campuses of other institutions arose, such as the ones from Universidade Castelo Branco (Avenida de Santa Cruz, 1631) and Universidade Estácio de Sá (Rua Felipe Cardoso, 1.660 – it has a large self-owned building).

Santa Cruz's teaching institutions are famous for revealing sports and music talents to the entire country. The martial bands of Apollo XII and Dom Otom Mota schools are among the best and perform all over Brazil.

## **2 - HEALTH**

One of the canals that cross Santa Cruz has several hospitals and health centers. The ones that stand out are Hospital Estadual Dom Pedro II (Rua do Prado, 325) and Lincoln de Freitas municipal health center (Rua Álvaro Alberto 601). There are also several private hospitals such as Cemeru chain hospitals (Hospital Geral Cemeru, Rua Felipe Cardoso, 1025) and Memorial (Rua Felipe Cardoso, 759).

### **3 – WATER AND SANITATION**

Water in Santa Cruz is supplied by Rio de Janeiro's Water and Sewer State Company (CEDAE). The Company has a unit in Mirante hill. In the twentieth century, a big water tank was built in this hill so as to supply for the entire region, but nowadays, it is out of use. The lack of piped water and sewerage system is a critical issue in some deprived areas of the borough. Besides the lack of water supply and sewerage system in some points, illegal hook-ups are also problems faced by the borough's utility company.

### **4 – TRANSPORTATION – SANTA CRUZ STATION**

It has the final station of the second most important urban railroad siding of Rio de Janeiro's Metropolitan Region, Santa Cruz's siding. It is operated by Supervia and in the peak hours, it has an average interval of 12 minutes. There are services of integration with buses using only RioCard and there is a project for paid integration with Itaguaí da Central's line, which is being studied so as to be reactivated.

Santa Cruz has an Urban Bus Station on Álvaro Alberto Street and important road accesses to Rio de Janeiro's capital. The main access is Brasil Avenue, which connects Santa Cruz to downtown Rio de Janeiro.

Avenida Cesário de Melo (former Caminho Imperial) interconnects the borough to Campo Grande. BR 101 Road (Rio-Santos) begins in the borough and connects Rio de Janeiro to the cities of Costa Verde and goes towards the coast of São Paulo state. Estrada da Pedra connects to Pedra de Guaratiba borough. Estrada de Sepetiba interconnects Santa Cruz to Sepetiba borough. There are other important streets and roads that cross the borough such as Avenida Antares, Avenida Areia Branca, Avenida Isabel, Avenida João XXIII, Estrada da Urucânia, Rua Álvaro Alberto, Rua Felipe Cardoso, Rua Padre Guilherme Decaminada, Rua Senador Camará, among others.

## **5 – SERVICES**

The borough has several public services rendered by several spheres of the government and by private institutions, such as: hospitals and health centers; Paulo Dacorso Filho Zoonoses Control Center (Largo do Bodegão, 46), which is a reference in the city in treating zoonoses and in developing sanitary surveillance and epidemiological systems; several banks and post offices; one Court House; one fire station; one police station and the 27<sup>th</sup> Military Police Battalion, besides the municipal cemetery located next to the cultural block (Matadouro) and Jardim da Saudade cemetery at Venda de Varanda.

## **6 – ECONOMY**

Santa Cruz has a very diverse economy with rural areas, an important industrial area and a trade market that has been growing significantly in the last years.

## **7 – AGRICULTURE**

During Getúlio Vargas' government in the 30's, Santa Cruz's region underwent big sanitation works and the creation of Agricultural Colonies.

In 1938, the first Japanese families arrived from Mogi das Cruzes, state of São Paulo, to occupy the allotments of the recently created Colonial Nucleus and to implement new experiments in agriculture. Nowadays, there still are agricultural colonies, which produce cassava, fruit and vegetables on the fields of Santa Cruz's Air Base and coconut in São Miguel and São Marcos fields alongside Rio-Santos Road. In the Jesuits region there are also several plantations and small herds of ox.

## 8 – INDUSTRY

In 1960, Rio de Janeiro refrained from being the country's capital to become the Guanabara State. Without the resources from the federal administration, it had to find options for the state's economic development. In 1975, Santa Cruz's Industrial Zone was inaugurated.

In Santa Cruz's Industrial Zone, several industrial facilities are installed, such as: the Brazilian National Mint, Cosigua (Gerdau Group), Valesul, White Martins, Glasurit, Santa Cruz's Power plant, Linde S/A, Ecolab Química Ltda, Latas de Alumínio S/A – LATASA (*aluminum cans*), Fábrica Carioca de Catalisadores – FCC (*Factory of Catalysts*), Pan-Americana S/A Indústrias Químicas (*Chemical Industries*), among others. They are represented by AEIDN– Associação das Empresas do Distrito Industrial de Santa Cruz (*Santa Cruz's Industrial District's Companies Association*).

The Industrial Zone is in the border between Rio de Janeiro and Itaguaí and it is part of the retro area of Itaguaí's Port. Due to this fact, Companhia Siderúrgica do Atlântico (*the Atlantic's Steel Plant*), is also being built, taking up an area of nine million square meters and it will have a private port, thermal power plant, flat plates steel plants for exporting and coke plant.



## **9 – COMMERCE**

### **Santa Cruz Shopping Center**

In the last years, Santa Cruz has shown a fast growth of its commerce and services focusing on the local market due to the population's growth and increase in income. There is a commercial and entertainment center called Santa Cruz Shopping Center (Rua Felipe Cardoso, 540), with food court, several types of stores, banks, a university, big supermarkets as Guanabara and Extra, besides small supermarket chains, fast-food restaurants such as McDonald's and Bob's and a great deal of clothing, shoes, stationery and bazaar stores gathered on Rua Felipe Cardoso and surrounding area.

## **10 - CULTURE**

The Acadêmicos de Santa Cruz Samba School represents the borough in Rio de Janeiro's Carnival. Among the most popular cultural manifestations of the borough, we should mention São Jorge's party, held on Largo do Bodegão. The party has been a tradition since 1963. Carnival in Santa Cruz is celebrated with the traditional group of Carnival dancers, costume balls, besides the competition of bandstands promoted by the City Council. As a way of preserving and valuing its historical monuments, partnerships between universities and companies seek to take knowledge to its inhabitants through guided visits to the main relevant points of the so-called Santa Cruz's Circuit of records of the borough's history.

## **11 – TOURIST, HISTORICAL AND CULTURAL ATTRACTIONS**

Among the tourist attractions, we can highlight the Zeppelin's Hangar located on the Air Base, the Wallace Fountain on Dom Romualdo Square, Engineering College Battalion (Villagran Cabrita), Matadouro's Ruins, Princesa Isabel's stately home, the bridge of the Jesuits on the sub-borough of the Jesuits, Araújo's manor house and the Mirante hill.

## **12 - SPORTS**

Practicing sports is very common in Santa Cruz, especially in the region's schools, which are famous for the achievements in different events of interschool competitions. One of the great acquisitions of the borough in the last years was Oscar Schmidt Olympic Village, a sporting complex that offers several free sporting events for deprived children and young people in general. In 2007, Santa Cruz was the first borough to receive the Pan-American Games Torch in Rio. The Santa Cruz Futebol Clube (*soccer club*) has been recently founded, affiliated to FFERJ, which participates of the state's Third Division and has several classes.

Among the sporting events that are held in the borough, there is the traditional bike ride that gathers more than 200 bikers passing through the main historical points of Santa Cruz.

### **13 – LEISURE AREAS**

Because it is one of the boroughs with few leisure options in the west zone, Santa Cruz was especially attentive when receiving the facilities of Cidade das Crianças theme park (*Children's City*) from the City Council.

Among the borough's main leisure areas are: the samba school court of GRES Acadêmicos de Santa Cruz, Santa Cruz Shopping Center, Oscar Schmidt Olympic Village, Sandra de Sá Cultural Tent and Leonel Brizola's Cidade das Crianças (*Children's City*).

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 70,000.00  
GROSS INCOME: R\$ 1,395.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

<b>Real Estate Price</b> <b>R\$ 70,000.00</b>	<b>Maximum Financing Length</b> <b>300 months</b>	<b>SAC Amortization System</b>	<b>Maximum Financing Percentage</b> <b>90%</b>
Down payment R\$ 0.00 Amount Financed R\$ 47,000.00		Desirable financing length 300 months Complementary subsidy R\$ 23,000.00	
<b>1st Installment</b> <b>R\$ 352.50</b>	<b>Nominal Interest Rate</b> <b>5.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>5.1161% per year + TR</b> (reference tax)	
Conditions for the SACRE amortization system			
<b>1st Installment</b> <b>R\$ 352.50</b>	<b>Nominal Interest Rate</b> <b>5.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>5.1161% per year + TR</b> (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 80,000.00  
GROSS INCOME: R\$ 1,395.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

<b>Real Estate Price</b> <b>R\$ 80,000.00</b>	<b>Maximum Financing Length</b> <b>300 months</b>	<b>SAC Amortization System</b>	<b>Maximum Financing Share</b> <b>90%</b>
Down payment <b>R\$ 1,200.00</b> Amount Financed <b>R\$ 55,800.00</b>		Desirable financing length <b>300 months</b> Complementary subsidy <b>R\$ 23,000.00</b>	
<b>1st Installment</b> <b>R\$ 418.50</b>	<b>Nominal Interest Rate</b> <b>5.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>5.1161% per year + TR</b> (reference tax)	
<b>Conditions for the SACRE amortization system</b>			
<b>1st Installment</b> <b>R\$ 418.50</b>	<b>Nominal Interest Rate</b> <b>5.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>5.1161% per year + TR</b> (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 70,000.00  
GROSS INCOME: R\$ 1,500.00  
BIRTH DATE: 01/01/1970

Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

Real Estate Price R\$ 70,000.00	Maximum Financing Length 300 months	SAC Amortization System	Maximum Financing Share 90%
Down payment R\$ 0.00		Desirable financing length 300 months	
Amount Financed R\$ 48,580.00		Complementary subsidy R\$ 21,420.00	
1st Installment R\$ 364.35	Nominal Interest Rate 5.0000% per year + TR (reference tax)	Effective Interest Rate 5.1161% per year + TR (reference tax)	
Conditions for the SACRE amortization system			
1st Installment R\$ 364.35	Nominal Interest Rate 5.0000% per year + TR (reference tax)	Effective Interest Rate 5.1161% per year + TR (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 80,000.00  
GROSS INCOME: R\$ 1,500.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

Real Estate Price <b>R\$ 80,000.00</b>	Maximum Financing Length <b>300 months</b>	SAC Amortization System	Maximum Financing Share <b>90%</b>
Down payment <b>R\$ 0.00</b>		Desirable financing length <b>300 months</b>	
Amount Financed <b>R\$ 58,580.00</b>		Complementary subsidy <b>R\$ 21,420.00</b>	
1st Installment <b>R\$ 439.35</b>	Nominal Interest Rate <b>5.0000% per year + TR</b> (reference tax)	Effective Interest Rate <b>5.1161% per year + TR</b> (reference tax)	
Conditions for the SACRE amortization system			
1st Installment <b>R\$ 439.35</b>	Nominal Interest Rate <b>5.0000% per year + TR</b> (reference tax)	Effective Interest Rate <b>5.1161% per year + TR</b> (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 70,000.00  
GROSS INCOME: R\$ 1,850.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

Real Estate Price R\$ 70,000.00	Maximum Financing Length 300 months	SAC Amortization System	Maximum Financing Share 90%
Down payment R\$ 0.00		Desirable financing length 300 months	
Amount Financed R\$ 53,999.00		Complementary subsidy R\$ 16,001.00	
1st Installment R\$ 405.00	Nominal Interest Rate 5.0000% per year + TR (reference tax)	Effective Interest Rate 5.1161% per year + TR (reference tax)	
Conditions for the SACRE amortization system			
1st Installment R\$ 405.00	Nominal Interest Rate 5.0000% per year + TR (reference tax)	Effective Interest Rate 5.1161% per year + TR (reference tax)	



HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 80,000.00  
GROSS INCOME: R\$ 1,860.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

<b>Real Estate Price</b> <b>R\$ 80,000.00</b>	<b>Maximum Financing Length</b> <b>300 months</b>	<b>SAC Amortization System</b>	<b>Maximum Financing Share</b> <b>90%</b>
Down payment <b>R\$ 0.00</b> Amount Financed <b>R\$ 63,999.00</b>		Desirable financing length <b>300 months</b> Complementary subsidy <b>R\$ 16,001.00</b>	
<b>1st Installment</b> <b>R\$ 479.99</b>	<b>Nominal Interest Rate</b> <b>5.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>5.1161% per year + TR</b> (reference tax)	
<b>Conditions for the SACRE amortization system</b>			
<b>1st Installment</b> <b>R\$ 479.99</b>	<b>Nominal Interest Rate</b> <b>5.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>5.1161% per year + TR</b> (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 90,000.00  
GROSS INCOME: R\$ 1,860.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

<b>Real Estate Price</b> <b>R\$ 90,000.00</b>	<b>Maximum Financing Length</b> <b>300 months</b>	<b>SAC Amortization System</b>	<b>Maximum Financing Share</b> <b>90%</b>
Down payment <b>R\$ 0.00</b> Amount Financed <b>R\$ 73,999.00</b>		Desirable financing length <b>300 months</b> Complementary subsidy <b>R\$ 16,001.00</b>	
<b>1st Installment</b> <b>R\$ 554.99</b>	<b>Nominal Interest Rate</b> <b>5.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>5.1161% per year + TR</b> (reference tax)	
<b>Conditions for the SACRE amortization system</b>			
<b>1st Installment</b> <b>R\$ 554.99</b>	<b>Nominal Interest Rate</b> <b>5.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>5.1161% per year + TR</b> (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 80,000.00  
GROSS INCOME: R\$ 2,000.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

Real Estate Price	Maximum Financing Length	SAC Amortization System	Maximum Financing Share
<b>R\$ 80,000.00</b>	<b>300 months</b>		<b>90%</b>
Down payment <b>R\$ 0.00</b>		Desirable financing length <b>300 months</b>	
Amount Financed <b>R\$ 66,107.00</b>		Complementary subsidy <b>R\$ 13,893.00</b>	
1st Installment <b>R\$ 495.81</b>	Nominal Interest Rate <b>5.0000% per year + TR</b> (reference tax)	Effective Interest Rate <b>5.1161% per year + TR</b> (reference tax)	
Conditions for the SACRE amortization system			
1st Installment <b>R\$ 495.81</b>	Nominal Interest Rate <b>5.0000% per year + TR</b> (reference tax)	Effective Interest Rate <b>5.1161% per year + TR</b> (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 90,000.00  
GROSS INCOME: R\$ 2,000.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

Real Estate Price	Maximum Financing Length	SAC Amortization System	Maximum Financing Share
<b>R\$ 90,000.00</b>	<b>300 months</b>		<b>90%</b>
Down payment <b>R\$ 0.00</b>		Desirable financing length <b>300 months</b>	
Amount Financed <b>R\$ 76,107.00</b>		Complementary subsidy <b>R\$ 13,893.00</b>	
1st Installment <b>R\$ 570.80</b>	Nominal Interest Rate <b>5.0000% per year + TR</b> (reference tax)	Effective Interest Rate <b>5.1161% per year + TR</b> (reference tax)	
Conditions for the SACRE amortization system			
1st Installment <b>R\$ 570.80</b>	Nominal Interest Rate <b>5.0000% per year + TR</b> (reference tax)	Effective Interest Rate <b>5.1161% per year + TR</b> (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 95,000.00  
GROSS INCOME: R\$ 2,000.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

Real Estate Price	Maximum Financing Length	SAC Amortization System	Maximum Financing Share
<b>R\$ 95,000.00</b>	<b>300 months</b>		<b>90%</b>
Down payment <b>R\$ 1,107.00</b>		Desirable financing length <b>300 months</b>	
Amount Financed <b>R\$ 80,000.00</b>		Complementary subsidy <b>R\$ 13,893.00</b>	
1st Installment <b>R\$ 600.00</b>	Nominal Interest Rate <b>5.0000%</b> per year + TR (reference tax)	Effective Interest Rate <b>5.1161%</b> per year + TR (reference tax)	
Conditions for the SACRE amortization system			
1st Installment <b>R\$ 600.00</b>	Nominal Interest Rate <b>5.0000%</b> per year + TR (reference tax)	Effective Interest Rate <b>5.1161%</b> per year + TR (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO — RJ

REAL ESTATE PRICE: R\$ 95,000.00  
GROSS INCOME: R\$ 2.325,00  
BIRTH DATE: 01/01/1970

Employee's Severance Guarantee Fund Letter of Credit — “Minha Casa, Minha Vida”

Real Estate Price R\$ 95,000.00	Maximum Financing Length 300 months	SAC Amortization System	Maximum Financing Share 90%
Down payment R\$ 499,00		Desirable financing length 300 months	
Amount Financed R\$ 85.500,00		Complementary subsidy R\$ 9.001,00	
1st Installment R\$ 641,25	Nominal Interest Rate 5,0000% per year + TR (reference tax)	Effective Interest Rate 5,1161% per year + TR (reference tax)	

Conditions for the SACRE amortization system

1st Installment R\$ 641,25	Nominal Interest Rate 5.0000% per year + TR (reference tax)	Effective Interest Rate 5.1161% per year + TR (reference tax)
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HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO — RJ

REAL ESTATE PRICE: R\$ 100,000.00  
GROSS INCOME: R\$ 2.325,00  
BIRTH DATE: 01/01/1970

Employee's Severance Guarantee Fund Letter of Credit — "Minha Casa, Minha Vida"

Real Estate Price R\$ 100,000.00	Maximum Financing Length 300 months	SAC Amortization System	Maximum Financing Share 90%
Down payment R\$ 999,00		Desirable financing length 300 months	
Amount Financed R\$ 90.000,00		Complementary subsidy R\$ 9.001,00	
1st Installment R\$ 675,00	Nominal Interest Rate 5,0000% per year + TR (reference tax)	Effective Interest Rate 5,1161% per year + TR (reference tax)	
Conditions for the SACRE amortization system			
1st Installment R\$ 675,00	Nominal Interest Rate 5.0000% per year + TR (reference tax)	Effective Interest Rate 5.1161% per year + TR (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO — RJ

REAL ESTATE PRICE: R\$ 105,000.00  
GROSS INCOME: R\$ 2.325,00  
BIRTH DATE: 01/01/1970

Employee’s Severance Guarantee Fund Letter of Credit — “Minha Casa, Minha Vida”

Real Estate Price R\$ 105,000.00	Maximum Financing Length 300 months	SAC Amortization System	Maximum Financing Share 90%
Down payment R\$ 2.999,00		Desirable financing length 300 months	
Amount Financed R\$ 93.000,00		Complementary subsidy R\$ 9.001,00	
1st Installment R\$ 697,50	Nominal Interest Rate 5,0000% per year + TR (reference tax)	Effective Interest Rate 5,1161% per year + TR (reference tax)	

Conditions for the SACRE amortization system		
1st Installment R\$ 697,50	Nominal Interest Rate 5.0000% per year + TR (reference tax)	Effective Interest Rate 5.1161% per year + TR (reference tax)



HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 90,000.00  
GROSS INCOME: R\$ 2,500.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

<b>Real Estate Price</b> <b>R\$ 90,000.00</b>	<b>Maximum Financing Length</b> <b>300 months</b>	<b>SAC Amortization System</b>	<b>Maximum Financing Share</b> <b>90%</b>
Down payment <b>R\$ 2,634.00</b> Amount Financed <b>R\$ 81,000.00</b>		Desirable financing length <b>300 months</b> Complementary subsidy <b>R\$ 6,366.00</b>	
<b>1st Installment</b> <b>R\$ 675.00</b>	<b>Nominal Interest Rate</b> <b>6.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>6.1677% per year + TR</b> (reference tax)	
<b>Conditions for the SACRE amortization system</b>			
<b>1st Installment</b> <b>R\$ 675.00</b>	<b>Nominal Interest Rate</b> <b>6.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>6.1677% per year + TR</b> (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 95,000.00  
GROSS INCOME: R\$ 2,500.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

Real Estate Price <b>R\$ 95,000.00</b>	Maximum Financing Length <b>300 months</b>	SAC Amortization System	Maximum Financing Share <b>90%</b>
Down payment <b>R\$ 3,134.00</b> Amount Financed <b>R\$ 85,500.00</b>		Desirable financing length <b>300 months</b> Complementary subsidy <b>R\$ 6,366.00</b>	
<b>1st Installment</b> <b>R\$ 712.50</b>	<b>Nominal Interest Rate</b> <b>6.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>6.1677% per year + TR</b> (reference tax)	
Conditions for the SACRE amortization system			
<b>1st Installment</b> <b>R\$ 712.50</b>	<b>Nominal Interest Rate</b> <b>6.0000% per year + TR</b> (reference tax)	<b>Effective Interest Rate</b> <b>6.1677% per year + TR</b> (reference tax)	

HOME FINANCING SIMULATION  
RESIDENTIAL  
NEW HOME ACQUISITION  
NATURAL PERSONS  
CITY: RIO DE JANEIRO – RJ

REAL ESTATE PRICE: R\$ 100,000.00  
GROSS INCOME: R\$ 2,500.00  
BIRTH DATE: 01/01/1970

## Employee's Severance Guarantee Fund Letter of Credit – “Minha Casa, Minha Vida”

Real Estate Price R\$ 100,000.00	Maximum Financing Length 300 months	SAC Amortization System	Maximum Financing Share 90%
Down payment R\$ 3,634.00 Amount Financed R\$ 90,000.00		Desirable financing length 300 months Complementary subsidy R\$ 6,366.00	
1st Installment R\$ 750.00	Nominal Interest Rate 6.0000% per year + TR (reference tax)	Effective Interest Rate 6.1677% per year + TR (reference tax)	
Conditions for the SACRE amortization system			
1st Installment R\$ 750.00	Nominal Interest Rate 6.0000% per year + TR (reference tax)	Effective Interest Rate 6.1677% per year + TR (reference tax)	